

Overview

Brigham City and Perry collaborated and combined their efforts in an attempt to refine their current planning concepts and determine the steps that need to be taken to prepare for future growth. The information generated by the Community Design Workshop will be used to guide efforts to revise current land use plans and the development of the project site.

1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$2,260 in-kind)
Match:	\$22,260
Project Cost:	\$32,260

Brigham City-Perry Community Design Workshop

Local Responsibility

These communities hired Calthorpe Associates, an internationally known and respected architecture and planning firm to be the project consultant for the community design workshop. The general public was invited to these meetings to participate in the planning process.

State Leadership

The Quality Growth Commission awarded Brigham City and Perry with a grant in the amount of \$10,000.

Economic Development

This was not a component of this project.

Infrastructure Development

A goal of the project is to develop a joint zoning ordinance for the site including architectural and site development standards and streetscapes. Infrastructure efficiency will be achieved through clustering and increased residential densities. This plan also utilizes a rectilinear grid layout and avoids the use of cul-de-sacs.

Housing Opportunity

There is a need in the area for low-income housing. Housing prices have escalated, while incomes have remained stagnant. The illustrative plan utilizes strategies that address the need for low income housing, while providing a high degree of quality in site planning and architecture. These strategies include higher densities, residential units over commercial uses with the commercial uses subsidizing land costs and making residential units more affordable.

Conservation Ethic

This plan conserves agricultural and open lands by clustering large-lot single-family residences into orchard areas that are currently the subject of intense development pressure and by avoiding development on sensitive wetlands. The illustrative plan would preserve approximately one fifth of the site in open space or agriculture. This reduces the demand for water irrigation of lawns and landscaping.

"Another accomplishment has been the establishment of a joint planning advisory board between Brigham City and Perry for the project area."

Paul Larsen-Planning and Economic Development Coordinator

Implementation

The plan was conceptual in nature and has not been implemented as such. However, the plan had an influence over the nature of development on the site and the location of roads.

Promoting Intelligent Growth

The property that was the subject of the project is located on the boundary of Brigham City and Perry. Partly as a result of the project, Brigham City and Perry entered into an interlocal agreement for planning in the project area. This interlocal agreement has been instrumental in guiding the development of several projects, such as a Super WalMart store, a car dealership, a fast food restaurant, and a gas station.

Accomplishments

The interlocal agreement and the developments mentioned above are some of the accomplishments. Another accomplishment has been the establishment of a joint planning advisory board between Brigham City and Perry for the project area.

Benefits of the Planning Grant

The quality of planning and development in the project area is significantly higher than would have been the case in the absence of the project. The project raised awareness among planners and leaders in both cities regarding growth issues affecting the area.